



78 Falcon Drive, Hartford

Offers Over £545,000

 **Oliver James**
Property Sales & Lettings



78 Falcon Drive

Hartford, Huntingdon

A detached home of 1794 sq/ft / 166 sq/metres on a corner plot with detached double garaging in a sought after location.

Council Tax band: F

Tenure: Freehold

- Detached home.
- EPC: C.
- Principal bedroom with en-suite shower room.
- Contemporary kitchen with solid oak units & a granite worksurface.
- The Gross Internal Floor Area is approximately 1794 sq/ft / 166 sq/metres.
- Fully enclosed south facing rear garden.
- Extended sun-room with insulated warm roof.
- 16 fully owned solar panels.
- Detached double garage with power & lighting.
- Four bedrooms.





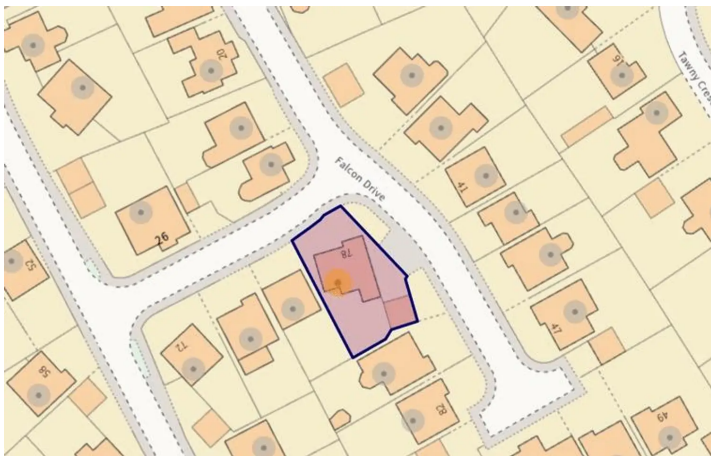
INTRODUCTION

An aesthetically pleasing detached family home, situated on a corner plot with detached double garaging. The property has been extended to the rear with a sun room with insulated roof as well as a lovely open plan kitchen/breakfast room leading to the rear garden, which is South facing with a well placed patio seating area. The accommodation is substantial with an additional reception room downstairs, ideal for working from home, large living room with focal multi fuel burner and extended sun room, Upstairs are four well proportioned bedrooms, the principal of which has an en-suite shower room and additional family bathroom.

LOCATION

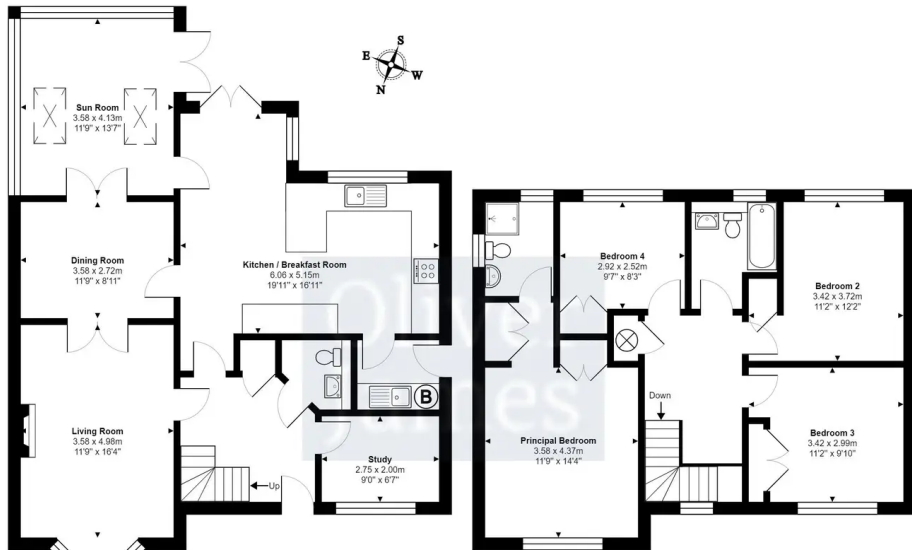
Well established within the sought after "Birds Estate" of Huntingdon, the property provides easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within a 20 mile radius Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	74
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 166.7 m² ... 1794 ft²

All measurements are approximate and for display purposes only

